



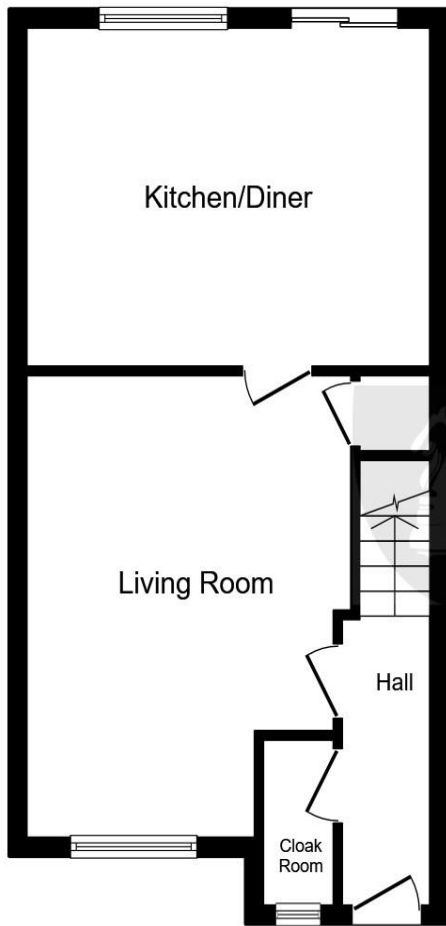
**Elgar Way
Stamford PE9 1EY**



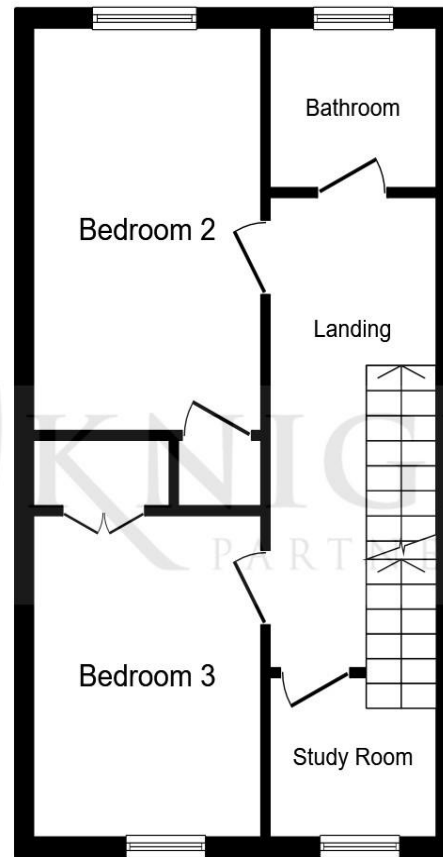
Welcome to **Elgar Way**

This immaculately presented townhouse is situated in a quiet cul-de-sac within a popular development with a local playground, and amenities and schooling nearby, whilst also being within easy reach of the town centre.

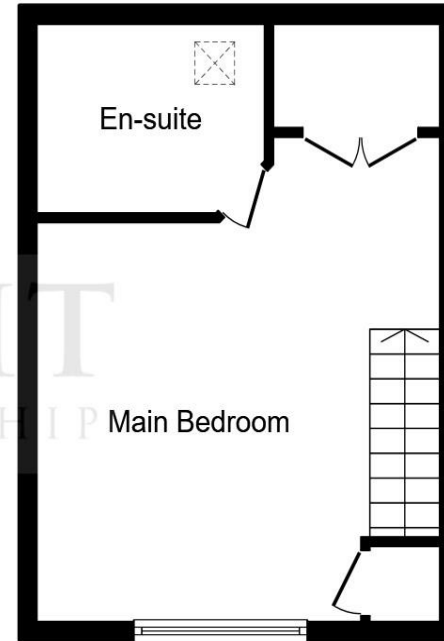




Ground Floor



First Floor



Second Floor

Entrance Hall

Cloakroom

Lounge Dining Room
9' 1" x 14' 8" (3.48m x 4.47m)

Kitchen Breakfast Room
9' 1" x 14' 9" (2.77m x 4.50m)

First Floor Landing

Bedroom Two
8' 1" x 11' 4" (2.46m x 3.45m)

Bedroom Three
8' 1" x 10' 5" (2.46m x 3.17m)

Bathroom

Stairs & Study Area
6' x 6' 5" (1.83m x 1.96m)

Bedroom One
15' 7" x 14' 9" (4.75m x 4.50m)

En-Suite Shower Room

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Elgar Way

- Popular Cul-De-Sac Location
- Immaculately Presented Three Bedroom Home
- Accommodation Set Over Three Floors
- Main Bedroom With En-suite Shower Room
- Beautifully Refitted Kitchen
- Driveway for Parking
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

guide price

£325,000

The property is beautifully presented throughout and much improved by the current owner with accommodation set over three floors, briefly comprising: Entrance hall with cloakroom leading through to the lounge which is arranged to offer a dining area and an under-stairs cupboard. Beyond the lounge is the kitchen which has been beautifully refitted to include integrated appliances and a breakfast bar, with patio doors out to the rear garden.

On the first floor there are two bedrooms, both with built-in wardrobes, and the family bathroom fitted with bath and shower over. Accessed via a study area from the first floor landing are the stairs to the main bedroom with an en-suite shower room, and a spacious double wardrobe and airing cupboard.

There is gated access to the side of the house giving access to the rear garden. The tandem parking for the property lies directly in front. Viewing is highly recommended to fully appreciate this lovely home!



Please note the marker reflects the postcode not the actual property

 **01780 765060**

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 knightpartnership.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



KNIGHT
PARTNERSHIP

Property Ref:
SMD104234 - 0003